

## **JERSEY CITY PLANNING BOARD**

### **PUBLIC NOTICE VIRTUAL SPECIAL MEETING**

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Special Meeting of the Jersey City Planning Board on the date and time of September 29, 2020 at 5:30 pm.

#### **ADVISORIES**

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org).

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

#### **VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS**

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

#### [JOIN VIRTUAL MEETING](#)

click link above at the scheduled date and time of this meeting

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/85258596795>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use \*9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: 852 5859 6795.

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org). Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning).

#### **ACCESS DIGITAL PLANS AND APPLICATION MATERIALS**

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

## AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business
8. [Case: P20-022](#)  
For: Preliminary and Final Major Site Plan with Variances  
Address: 405 Route 440  
Applicant: Leontarakis JC-440 Real Estate, LLC  
Review Planner: Mallory Clark-Sokolov, AICP  
Attorney: Heather Kumer, Esq.  
Block: 24602 Lot: 1  
Zone: Waterfront Planned Development  
Description: Demolition of existing Diner and construction of eight story, 158 unit structure with 108 on-site car parking spaces  
Variances: Rooftop appurtenance setback, floor to ceiling height for parking level with residential wrapper  
**CARRIED FROM 9/22/2020 MEETING. TESTIMONY TAKEN.**
9. [Case: P20-097](#)  
For: Minor Subdivision  
Address: 151 West Side Avenue  
Applicant: New Jersey City University  
Review Planner: Matt Ward, AICP, PP  
Attorney: Jen Mazawey  
Block/Lot: 26101/2 and 21902/6  
Zone: NJCU West Campus Redevelopment Plan  
Description: Subdivision to divide Block 26101 Lot 2 into two lots to effectuate NJCU purchase from an adjacent owner to facilitate development of Gothic Knights Road. Also, subdivision of Block 21902 Lot 6 to effectuate later transfer of public ROW on West Side Avenue to the City.  
**CARRIED FROM 9/22/2020 WITH PRESERVATION OF NOTICE.**
10. [Case: P20-122](#)  
For: Section 31 Application  
Address: 28-40 University Place and 243 West Side Ave  
Applicant: New Jersey City University  
Review Planner: Matt Ward PP, AICP  
Attorney: Jen Mazawey  
Blocks/Lots: 21902.02/1.03 and 3; and 21902/6  
Zone: NCJU West Campus Redevelopment Plan  
Description: Review pursuant to NJSA 40:55D-31 for proposed update of the Public Plaza spaces in the NJCU West Campus. Associated improvements, in addition to the landscape architecture, include: transformers, detention systems, seating, public art, trashcans, plantings, etc.
11. [Case: P20-034](#)  
For: Preliminary and Final Major Site Plan with Variances  
Address: 401-405 Whiton Street  
Applicant: 40135 Whiton LLC  
Review Planner: Mallory Clark-Sokolov, AICP  
Attorney: Heather Kumer, Esq.  
Block: 17506 Lot: 8,9,10  
Zone: Lafayette Park Redevelopment Zone  
Description: Eight story multifamily structure with 49 residential units, including 8 affordable, and 11 on-site parking spaces  
Variances: rear yard setback, building coverage  
**CARRIED FROM 9/22 MEETING WITH PRESERVATION OF NOTICE**

12. [Case: P20-080](#)

For: Preliminary and Final Major Site Plan

Address: 355 Grand Street - Jersey City Medical Center

Applicant: Jersey City Medical Center

Review Planner: Mallory Clark-Sokolov, AICP

Attorney: Robert Verdibello, Esq.

Block: 14001 Lot: 1,2

Zone: Grand Jersey RDP, Hospital and Mixed Use Zone

Description: Flood Protection system introduced to the perimeter and interior equipment space in the emergency room.

13. [Case: P20-129](#)

For: Section 31 Application

Address: 627 Grand Street

Applicant: The City of Jersey City, Department of Administration

Review Planner: Matt Ward, PP, AICP

Block: 15501 Lot: 2

Zone: Morris Canal Redevelopment Plan

Description: Review pursuant to NJSA 40:55D-31 for new fire station, 2-story, 11,751 square feet with associated parking and circulation.

14. [Case: P19-187](#)

For: Preliminary Major Site Plan Amendment, Preliminary and Final Major Site Plan

Address: 316 15th St, 325 15th St, 326 15th St, Monmouth St, 15th St, and 239 Coles St

Applicant: Emerson Leasing Co., II, III, and IV, LLC

Review Planner: Matt Ward PP, AICP

Attorney: George Garcia

Block/Lots: 6903/1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4 and 7002/1

Zone: Jersey Avenue Park Redevelopment Plan

Description: Proposed amendments and site plan for phases II, III and IV of the Emerson Lofts development as it relates to previously approved preliminary approvals including permissible increases to parking and unit count, façade and floor plan changes, changes to phasing of the project and community benefits, inclusion of Emerson Park and relocation of utilities. Phases II, III and IV combined include 749 dwelling units, roughly 19,000 square feet of retail, 202 off-street parking spaces and 7 loading spaces.

**CARRIED FROM 9/22/2020 MEETING WITH PRESERVATION OF NOTICE.**

15. [Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding the creation of the Berry Lane Park – North Zone aka 417 Communipaw Avenue.](#) Amendments petitioned by Skyline Development. Formal action may be taken.

16. Memorialization of Resolutions

17. Executive Session, as needed, to discuss litigation, personnel or other matters

18. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD